

DESCRIPTION OF BROOKFIELD FARM, THIRD DISTRICT, QUEEN ANNES COUNTY, MD.

Beginning for the same at a point in the centerline of Hibernia Road, said point being the easternmost corner of the herein described lands and the northernmost corner of the lands of Harry J. Duffey, III; and running, thence, by and with said Duffey lands S 39 19 50 W - 31.60' to an iron pipe and S 39 19 50 W - 2768.47' to a marked white oak tree at the northernmost corner of the lands of Louis Delgrande; thence, by and with said Delgrande lands the four following courses and distances: (1) S 37 08 40 W - 465.79' to an iron pipe, (2) S 75 53 30 W - 404.47' to an iron pipe, (3) S 09 54 E - 212.80' to an iron pipe, and (4) S 09 54 E - 5.00' to the north side of Md. Rte. 18; thence, by and with the north side of said road S 80 06 W - 50.00' to a concrete monument and the lands of Glen E. Huffer; thence, by and with said Huffer lands N 09 54 W - 217.80' to a concrete monument and S 80 06 W - 200.00' to a concrete monument and the lands of William H. Campbell; thence, by and with said Campbell lands S 85 00 W - 190.00' to an iron pipe and the lands of Thomas N. Gannon; thence, by and with said Gannon lands N 78 32 40 W - 623.34' to an iron pipe and N 89 30 W - 456.00' to an iron pipe and the lands of Annie M. Morris; thence, by and with said Morris lands the four following courses and distances: (1) N 07 59 10 W - 762.56' to a stone, (2) S 85 38 10 E - 1258.66' to an iron pipe, (3) N 10 04 20 W - 2670.89' to an iron pipe, and (4) S 49 50 20 W - 825.74' to a concrete monument marked "Beginning of Bachelor's Hope" and the lands of Robert R. Price, Jr.; thence, by and with said Price lands N 05 16 30 E - 1320.00' to an iron pipe and the lands of Ellsworth Wilson; thence, by and with said Wilson lands and with the lands of others the seven following courses and distances: (1) N 38 16 30 E - 957.00' to an iron pipe, (2) N 75 28 30 W - 115.50' to an iron pipe, (3) N 38 46 30 E - 610.50' to an iron pipe, (4) N 17 13 30 W - 103.13' to an iron pipe, (5) N 53 16 30 E - 730.13' to an iron pipe, (6) N 44 31 30 E - 806.790' to an iron pipe and (7) N 44 31 30 E - 25.20' to the centerline of Hibernia Road; thence, by and with the centerline of said road along a curve defined by the six following chords: (1) S 49 43 10 E - 270.46', (2) S 45 21 E - 154.89', (3) S 39 08 40 E - 198.93', (4) S 31 41 30 E - 149.47', (5) S 20 29 30 E - 177.85', and (6) S 11 51 20 E - 178.44'; thence, still by and with the centerline of said road S 08 59 40 E - 699.94'; thence, still by and with the centerline of said road along a curve defined by the six following chords: (1) S 11 27 40 E - 196.81', (2) S 22 28 10 E - 140.55', (3) S 36 27 40 E - 150.81', (4) S 42 27 50 E - 153.81', (5) S 44 28 20 E - 171.13', and (6) S 45 33 10 E - 164.06'; thence, still by and with the centerline of said road S 46 26 10 E - 1109.49' and S 46 57 10 E - 313.71'

to the place of beginning. Containing in all 289.719 acres of land, more or less.

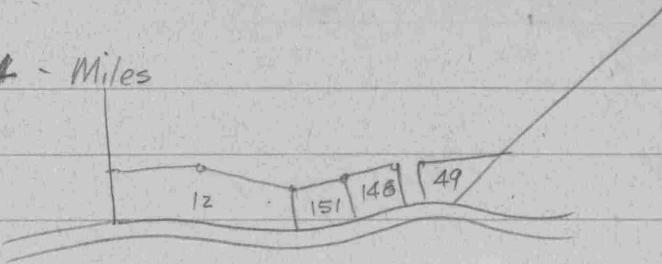
Saving and Excepting the old railroad right-of-way (40' wide) running from the lands of Thomas N. Gannon, across the southeast corner of the above described lands, to the lands of Harry J. Duffey, III.

Subject to the right-of-way of Hibernia Road.

December 29, 1977.

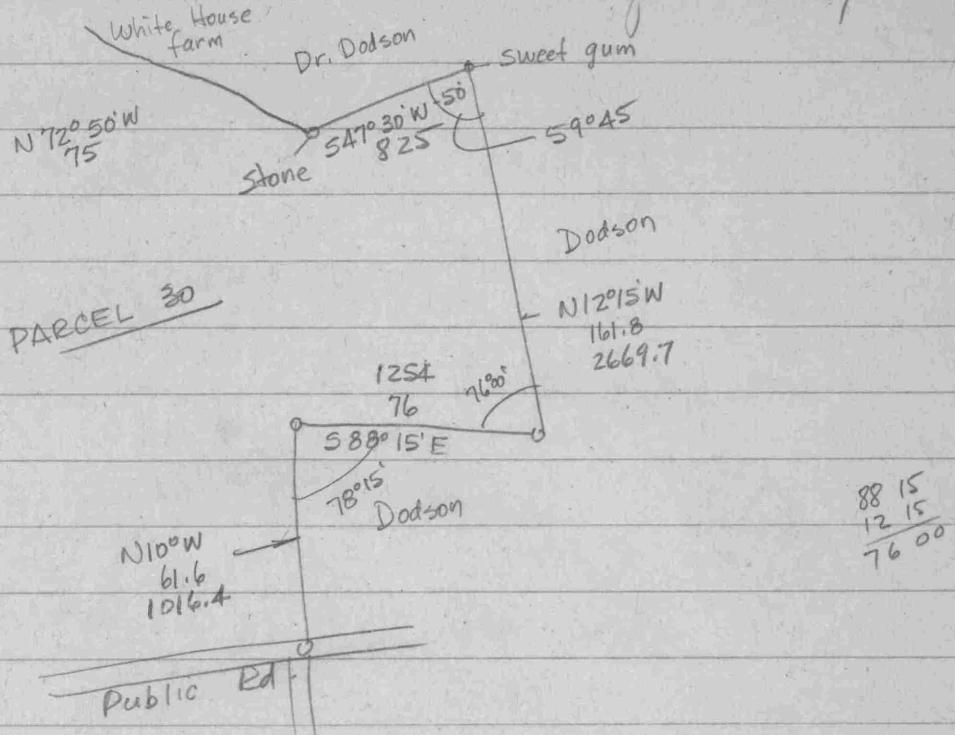
William R. Nuttle.

MAP 44 - Miles

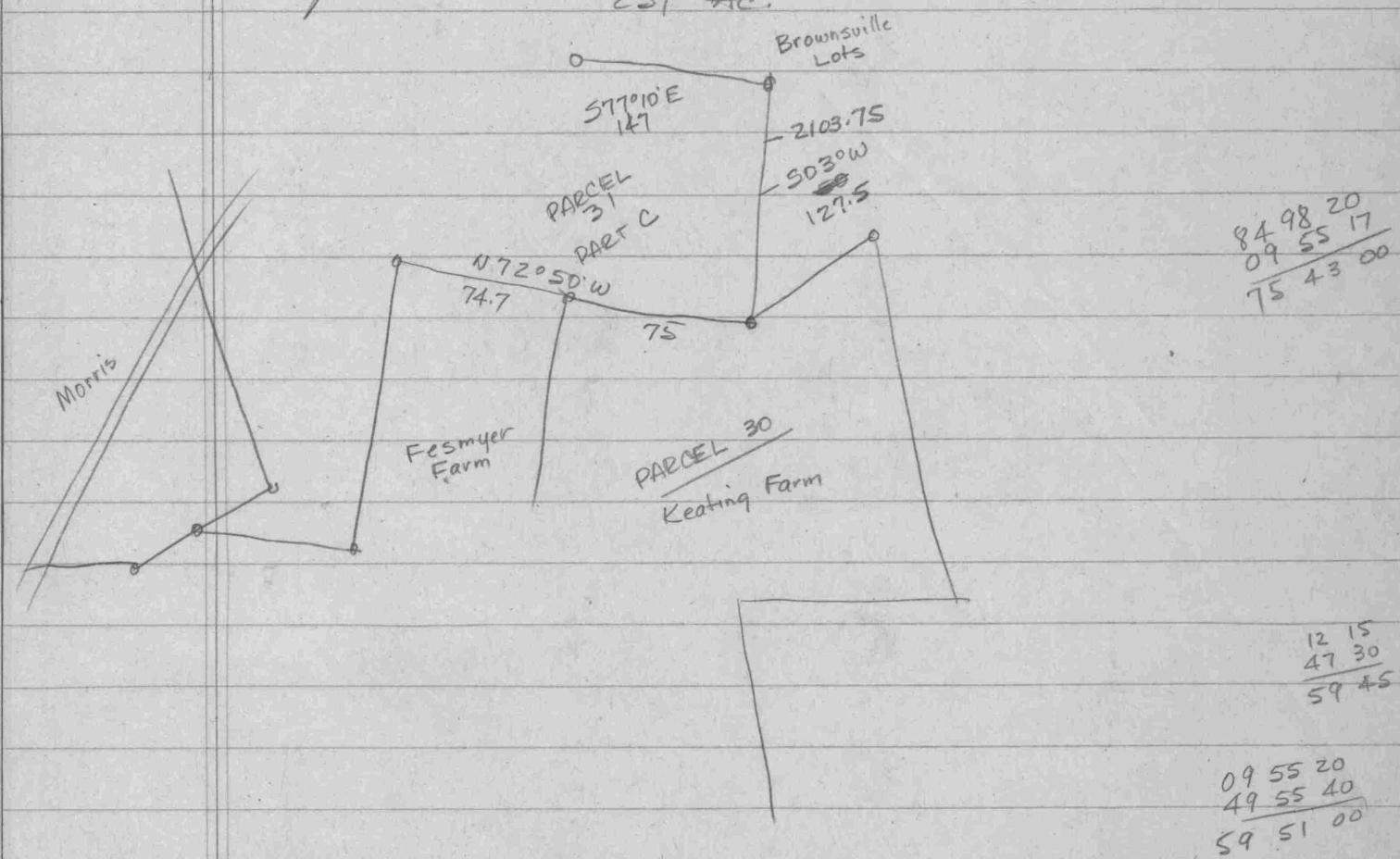


12 -	Mrs. N. Gannon	cwc 43/60	5.91
49 -	Louis Delgrande	cwc 28/401	1.42
148 -	Glen E. Huffner	cwc 55/229	1.00
151 -	Wm. H. Campbell	cwc 83/126	1.07

Morris - CWC 46/453 - Parcel 30 of McKenney Estate



Price - CWC 47/204 - Parcel F of Parcel 3 Whitehouse Farm
formerly known as Parcel 31, Part C - McKenney Estate
259 Ac.



(8) - (9)

A4-A5

N 05° 53' W

	N06°02'W	
A4-M1 -	N05°53'W - 198.11	✓
✓ M1-M2	N01°02'E - 271.32	✓
✓ M2-M3	N10°08'40"W N09°59'40"W - 226.46	✓
✓ M3-M4	N08°55'20"W N08°46'20"W - 275.35	✓
✓ M4-M5	S87°56'E - 341.05	✓
✓ M5-M6	S87°14'E - 213.11	✓
✓ M6-M7	S83°53'30"E S83°44'30"E - 391.27	✓
✓ M7-M8	S87°12'E - 277.41	✓
✓ M8-M9	N09°38'W	
✓ M9-M10	N09°29'W - 273.01	✓
✓ M10-M11	N08°42'20"W N08°33'20"W - 437.16	✓
✓ M11-M12	N05°23'50"W - 324.38	✓
✓ M12-M13	N13°42'20"W - 198.19	✓
✓ M13-M14	N16°46'50"W - 201.68	✓
✓ M14-M15	N08°25'W - 679.03	✓
✓ M15-M16	S37°30'30"W - 427.88	✓
✓ M16-M17	S81°31'50"W - 274.54	✓
✓ M17-M18	S52°25'50"W - 158.81	✓
✓ M18-M19	N06°03'20"W N05°54'20"W - 233.92	✓
✓ M19-M20	N14°19'30"E N14°28'30"E - 170.28	✓
✓ M20-M21	N11°20'30"E - 298.91	✓
✓ M21-M22	N09°57'20"E - 270.72	✓
✓ M22-M23	N07°30'50"E N07°39'50"E - 245.80	✓
✓ M23-M24	N40°30'30"E N40°39'30"E - 202.68	✓
✓ M24-M25	N56°06'E N56°15'E - 198.24	✓
✓ M25-M26	N39°00'10"E N39°09'10"E - 394.11	✓
✓ M26-M27	N15°04'30"E N15°13'30"E - 314.33	✓
✓ M27-M28	N05°22'W N05°13'W - 176.68	✓
✓ M28-M29	N22°00'10"E N22°09'10"E - 108.17	✓
✓ M29-M30	N43°50'20"E N43°59'20"E - 227.82	✓
✓ M30-M31	N68°30'E - 244.51	✓
✓ M31-M32	N55°01'10"E N55°10'10"E - 212.53	✓
✓ M32-M33	N63°31'50"E N63°40'50"E - 213.01	✓
✓ M33-M34	N42°58'20"E N43°07'20"E - 271.64	

Shift bearings CCW 0°09'

87 17

98 45

186 02

180

06°02

12 - Thos. N. Gannon	CWC 43/60	5.91
10 - Irvin T. Brown	BHT 18/377	2.00
49 - Louis Delgrande	CWC 28/401	1.42
54 - Madison Brown	CWC 28/305	0.56
83 - James W. Clark	CWC 23/407	
52 - Delgrande (or Del Grande)	CWC 22/248	
92 - Madison Brown	TSP 40/32	0.98
93 - Donald B. W. Messenger	CWC 71/273	
101 - Adelaide Roberts	SSZ 3/389	2.00
102 Beulah Tilghman	OC 3945	1.00
103 Ellsworth Wilson		4.00
148 Glen E. Huff	CWC 55/229	
151 Wm. H. Campbell	CWC 83/126	

Brown - BHT 18/377

Lot on pub rd from Brownsville to Centreville
adjoining Dodson farm on south, Wm. Roberts lot on
north and heir of McKenney

2 acres, 2 rods 25 p.

being WHC 3/24 1895

Begin pt on Brownsville Rd. opp to and 0.8 p from
stone on east side

S 35 1/4°W - 15.5 to pt opp to and 1 p. from stone
over said stone S 14 1/2°E - 18 to stone in branch

N 49 1/4°E - 32 "

N 65°W - 21.8 to begin

2 Ac 2 rods 25 p.

Duffy - CWC 51/596
see CWC 41/110

Begin stone east side of road
w/fd N 47° 30' W - 115

N 53° W - 38.3

S 33° 30' W - 227 to old pub rd. from Queenstown to Cent.
w/fd. N 75° E - 21

SE out of Miles property to RR (Queen Anne R.R. Co.)

① Begin stake in Q Rd. at Station 196+33
w/fd. N 75° 30' W - 24.9 (20' from Q of RR)

N 51° 15' E - 3153.2 to Thos E. Bryan

w/f same S 36° W - 152 to stake 20' from Q

S 51° 15' W - 2976.8 to Q Rd.

w/f same N 75° 30' W - 24.9 to begin

2.81 acres.

SE (2)

Begin C.M. on N R/W line rd., said mon being
S 80° 06' W - 200' from SW cor. of Andrews
w/fd. S 80° 06' W - 200' to C.M.

w/f new div. line

N 09° 54' W - 217.8 to C.M.

N 80° 06' E - 200 " "

S 09° 54' E - 217.8 to begin

1 acre.

Miles

CWC 68/721

Begin pub rd. at E cor. of farm opp. stone on side
of rd.

✓ N 53° W - 135 2227.5 —

✓ N 14° 30' W - 76 1254 —

— N 36° W - 23 379.5 —

— N 55° W - 27 3/4 457.88 —

✓ S 37° 45' W - 6 99 —

✓ S 46° 30' W - 44 1/4 730.13 —

— S 24° E - 6 1/4 103.13 —

✓ S 32° W - 37 610.5 —

— S 82° 15' E - 7 115.5 —

✓ S 31° 30' W - 58 957 —

✓ S 01° 30' E - 80 ¹³²⁰ to square stone marked "Beginning
of Bachelor's Hope"

— N 43° 15' E - 50 825 —

✓ S 16° 45' E - 160 2640 —

✓ S 88° 15' W - 76 1254 —

✓ S 12° 30' E - 63 ^{1039.5} to Rd. 18

w/same ✓ N 77° E 20 330 —

✓ S 84° E - 41 676.5 —

✓ N 73° E - 2 33 —

✓ N 40° 30' E - 168 2772 —

N 36° 30' E - 81 ^{1336.5} to begin

S 6 E - ① strip to RR - described

② race to Com. Powell - described

③ 1.416 acres (Guttle survey)

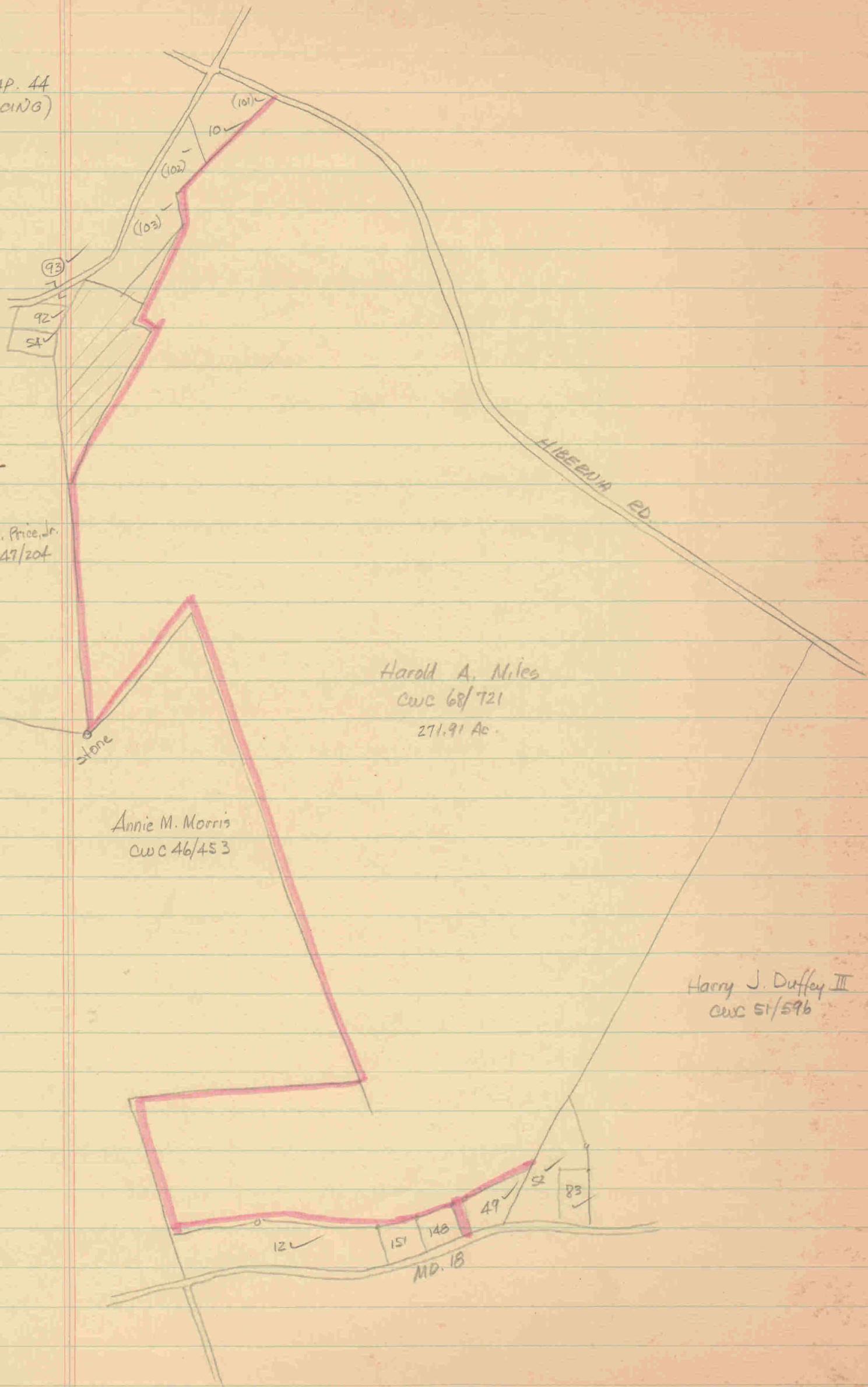
4 7.03 " " " 3 —

84 98 20
07 59 10
77 39 10

78 15

2772
316
2740 20
1336.5
31.6
4.9
130

MAP. 44
(TRACING)



OLIVER CLARK

Fence
Cor. Post

S 46° 45' E

N 62° 58'

N

MEADOW BROOK FARM
(FORMERLY "JOHN HARPER BROWN FARM")

O.F.

JACKSON R. COLLINS
15G J.P. NO 10 Page 380

"BROWNSVILLE LOTS"

Con.
Mon.

S 38° 47' E

HENRY WILSON

Stone &
Iron Pipe

S 51° 31' E

Iron
Pipe

N 58° 12' E

560.98'

Iron
Pipe

659.00'

Iron
Pipe

659.00'

Iron
Pipe

DR. DODSON

HIBERNIA ROAD

center line

MAP SHOWING SURVEY OF
A PART OF
THE "MEADOW BROOK FARM LINES"
FOR
JACKSON R. COLLINS
39 El Dist. Queen Anne's Co. Maryland

W.H.C (361)

Queen Anne's County, to wit: Be it remembered, that on the Twenty-seventh day of July, in the year One Thousand eight hundred and ninety four, the following Deed was brought to be recorded, to wit:

This Deed, made this Twenty sixth day of July, in the year Eighteen hundred and ninety four, by John W. Perry, of Queen Anne's County in the State of Maryland, Commissioner, witnesseth: Whereas in the division of the Real Estate of the late Charles C. Skinner, made by the commissioners appointed therefor, in the cause in the Circuit Court for Queen Anne's County, in Equity, of Emory S. Skinner vs Samuel P. Skinner and others, N^o 411, the real estate, fully described in the Plat and Certificate N^o 3, filed in said cause was elected to be taken, so that Lucy J. Dodson and Mary Addie Skinner were tenants in common thereof, at the valuation of same by the commissioners, and said Court having by its order of the Eleventh day of May, in the year Eighteen hundred and seventy four finally ratified and confirmed said election, thereupon the terms of said order were fully complied with; and whereas the bond given for the said valuation having been fully discharged and said Lucy J. Dodson having departed this life leaving surviving her Robert A. Dodson, her husband, and Mary R. Dodson and Robert S. Dodson, her only children and heirs at law, and said Mary Addie Skinner having since intermarried with said Robert A. Dodson, the said Court did by its order passed in said cause on the twenty seventh day of September, in the year Eighteen hundred and ninety two, appoint and authorize John W. Perry, aforesaid, one of said Commissioners making said division and valuation, to convey said Real Estate as follows, to wit: one undivided half thereof unto said Robt. A. Dodson for life, remainder unto said Mary R. Dodson and Robert S. Dodson in fee; and the other undivided half unto the said Mary Addie Dodson, formerly Skinner, in fee.

Now Therefore in consideration of the foregoing premises and the sum of one dollar, the said John W. Perry, Commissioner appointed therefor as aforesaid, does hereby grant and convey one undivided moiety unto said Robert A. Dodson, for life, remainder in said undivided moiety unto the said Mary R. Dodson and Robert S. Dodson, in fee, and the other undivided half unto the said Mary Addie Dodson, in fee (all said grants being of Talbot County, State aforesaid) of, in, and to, All that Farm, tract, tracts or parcels of land, situate on the old road from

Orig. Executed & delivered to E. H. Brown Aug. 4 " 1894

(112.)

Centreville into Corsica Neck, in the Third Election District of Queen Anne's County aforesaid, called "Jamaica Addition", "Smithfield", "Adventure", "Reson", "Smithfield Addition", and "Smithfield Addition Enlarged", and now generally called "The Church Farm", which is the same land fully described in said Plat and Certificate No^o 3, and contained within the following metes and bounds, courses and distances, to wit: Beginning in the aforesaid public road at the Eastern corner of said farm opposite a stone planted on the side of said road and running from thence North fifty three degrees west one hundred and thirty five perches, thence North fourteen degrees thirty minutes west seventy six perches, thence North thirty six degrees west twenty three perches, thence North fifty five degrees west twenty seven perches and three quarters of a perch, thence South thirty seven degrees forty five minutes west six perches, thence South forty six degrees thirty minutes west forty four perches and a quarter of a perch, thence South twenty four degrees East six perches and a quarter of a perch, thence South thirty two degrees west thirty seven perches thence South eighty two degrees fifteen minutes East seven perches, thence South thirty one degrees thirty minutes west fifty eight perches, thence South one degree thirty minutes East eighty perches to a square stone marked upon two sides "Beginning of Bachelor's Hope," thence North forty three degrees fifteen minutes East fifty perches, thence South sixteen degrees forty five minutes East one hundred and sixty perches, thence South eighty eight degrees fifteen minutes west seventy six perches, thence South twelve degrees thirty minutes East sixty three perches to the road from Queenstown to Centreville, thence with the road North seventy seven degrees East twenty perches, South Eighty four degrees East forty one perches, and North seventy three degrees East two perches, thence North forty degrees thirty minutes East one hundred and sixty eight perches, and North thirty six degrees thirty minutes East eighty one perches to the Beginning, containing two hundred and eighty four acres and twenty seven perches of land -

Witness my hand and seal

Test: B. Emory Jr.

John W. Perry ^{Seal}
Commissioner

State of Maryland, Queen Anne's County, to wit: I hereby certify that on this Twenty six day of July Eighteen hundred and ninety four, before the subscriber, a Justice of the Peace of the State of Maryland, in and for Queen Anne's County aforesaid, personally appeared John W. Perry, Commissioner, and acknowledged the aforesaid Deed to be his act.

B. Emory Jr. J.P.

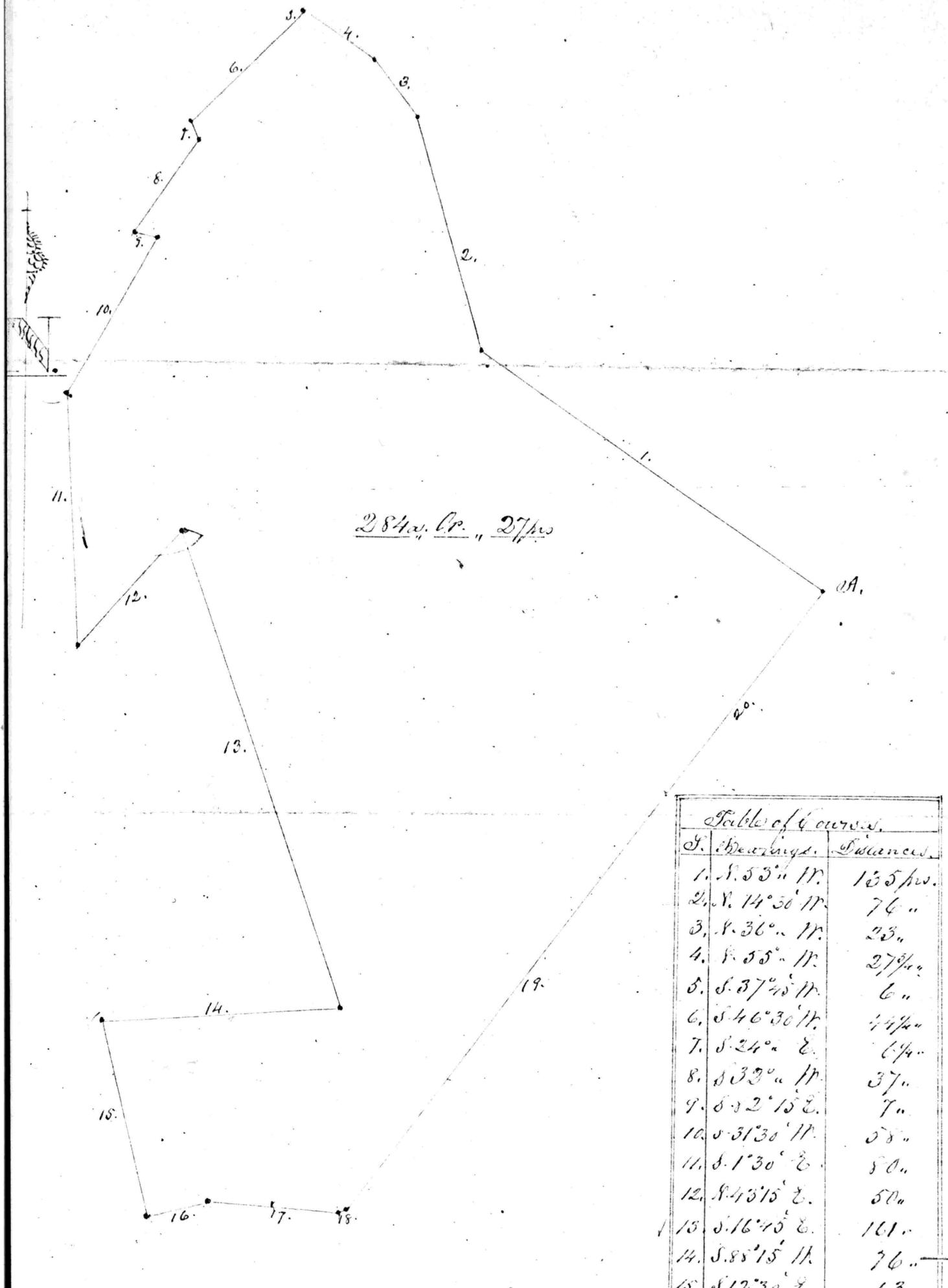
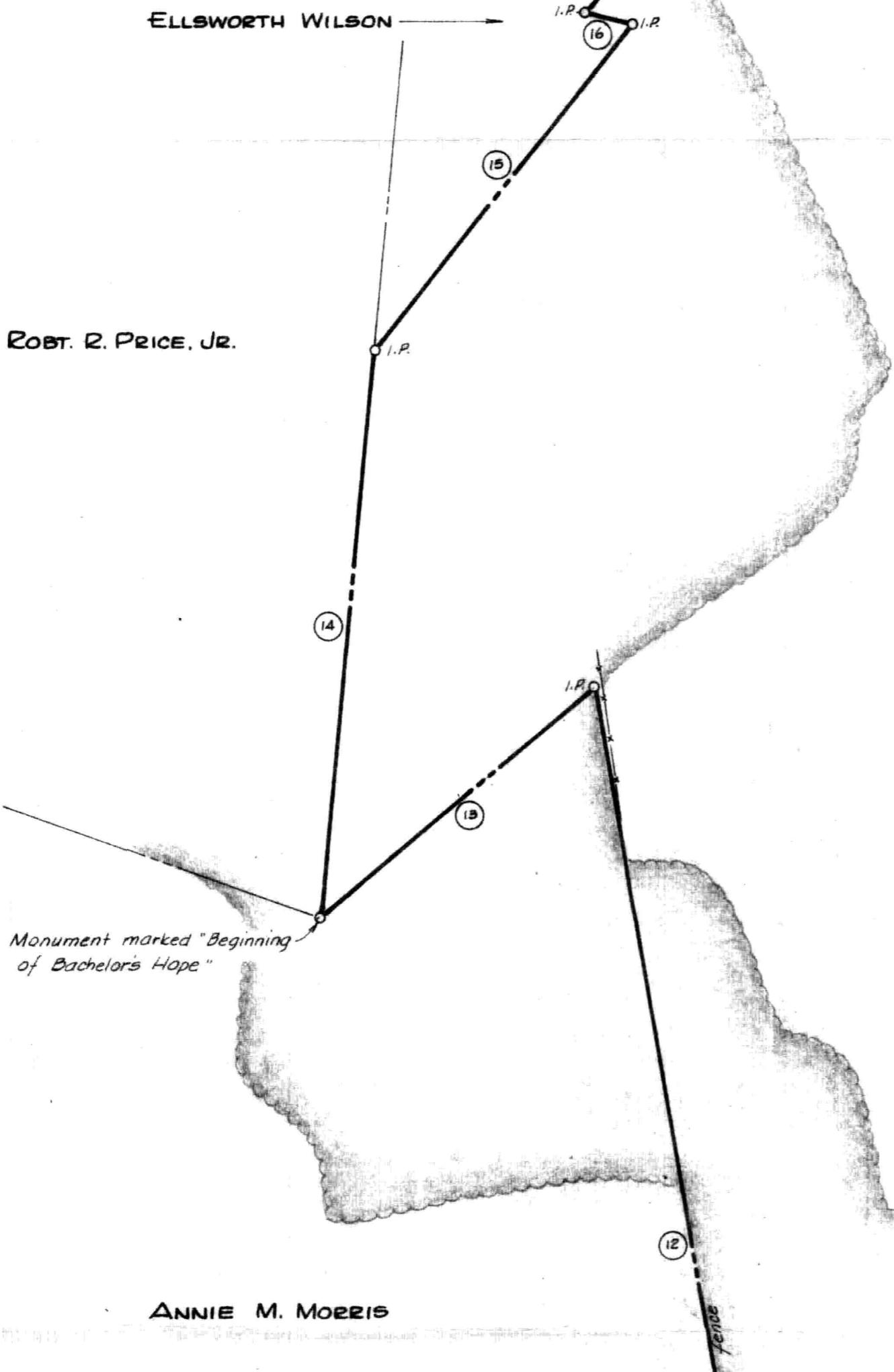
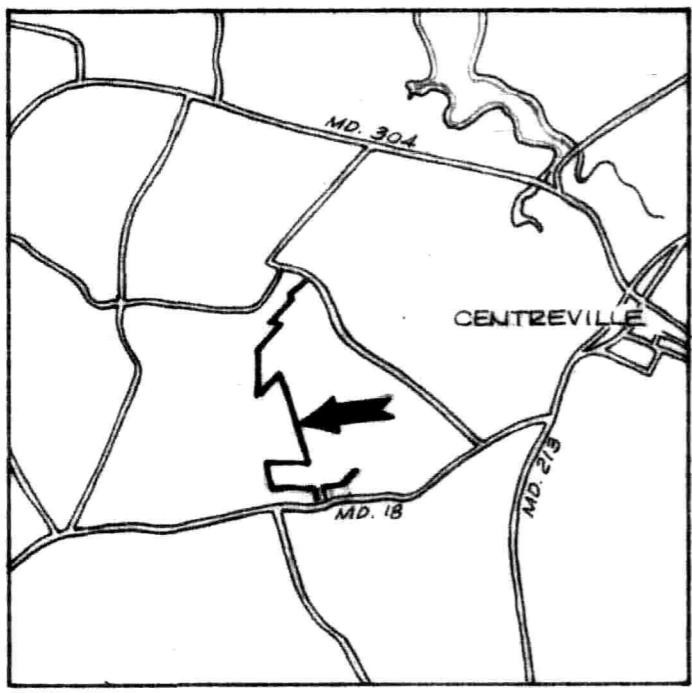


Table of Courses.		
No.	Bearings.	Distances.
1.	N. 53° W.	135 pws.
2.	N. 14° 30' W.	76 "
3.	S. 36° W.	23 "
4.	S. 55° W.	27 pws.
5.	S. 37° 30' W.	6 "
6.	S. 40° 30' W.	44 pws.
7.	S. 24° E.	64 "
8.	S. 33° W.	37 "
9.	S. 52° 15' E.	7 "
10.	S. 31° 30' W.	58 "
11.	S. 1° 30' E.	80 "
12.	S. 43° 15' E.	50 "
13.	S. 16° 45' E.	101 "
14.	S. 85° 15' W.	76 "
15.	S. 12° 30' E.	63 "
16.	S. 77° E.	30 "
17.	S. 84° E.	41 "
18.	S. 73° E.	2 "
19.	S. 40° 30' E.	168 "
20.	S. 36° 30' E.	81 "

284a. Cr., 27 pws.



NO.	BEARING	DIST.
1	S 37° 08' 40" W	465.79'
2	S 75° 53' 30" W	404.47'
3	S 09° 54' 00" E	217.80'
4	S 80° 06' 00" W	50.00'
5	N 09° 54' 00" W	217.80'
6	S 80° 06' 00" W	200.00'
7	S 85° 00' 00" W	190.00'
8	N 78° 32' 40" W	623.34'
9	N 89° 30' 00" W	456.00'
10	N 07° 59' 10" W	762.56'
11	S 85° 38' 10" E	1258.66'
12	N 10° 04' 20" W	2670.89'
13	S 49° 50' 30" W	825.74'
14	N 05° 16' 30" E	1320.00'
15	N 38° 16' 30" E	957.00'
16	N 75° 28' 30" W	115.50'
17	N 38° 46' 30" E	610.50'
18	N 17° 13' 30" W	103.13'
19	N 53° 16' 30" E	730.13'
20	N 44° 31' 30" E	106.90'

Note: Woods lines taken from
U.S.D.A. aerial photo.

ANNIE M. MORRIS

PLAT OF A PARTIAL SURVEY OF THE
HAROLD A. MILES LANDS

3rd DISTRICT, QUEEN ANNES Co., Md.

Scale 1" = 300' March 1975.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

